

**STATE PUBLIC WORKS BOARD**

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**STATE PUBLIC WORKS BOARD**

June 12 1998

**MINUTES****PRESENT:**

Carl Rogers, Program Budget Manager, Department of Finance  
Peter Stamison, Director, Department of General Services  
Michael Brennan, Department of Transportation

**ABSENT:**

State Treasurer's Office  
State Controller's Office  
Director, Employment Development Department, Advisory Member  
Assembly Member Joe Baca, Legislative Advisor  
Assembly Member Diane Martinez, Legislative Advisor  
Assembly Member Kevin Shelley, Legislative Advisor  
Senator Quentin L. Kopp, Legislative Advisor  
Senator Leroy F. Greene, Legislative Advisor  
Senator Richard G. Polanco, Legislative Advisor

**STAFF PRESENT:**

James E. Tilton, Administrative Secretary, Department of Finance  
Peggy Palmertree, Executive Secretary, State Public Works Board

**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order by Mr. Carl Rogers, Chairperson, Program Budget Manager, Department of Finance at 10:00 a.m. Mr. James Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES:**

Mr. Tilton reported staff had reviewed the May 8, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of May 8, 1998 were unanimously approved.**

### **BOND ISSUES:**

Mr. Tilton reported that there were no bond items.

### **CONSENT CALENDAR:**

Mr. Tilton noted that the consent calendar included Items #1 through #19.

Mr. Tilton indicated that the consent calendar proposed one request for approval of an energy service contract, three requests for site selection and acquisition, one request to approve a resolution, one request to modify a previous Board action, fifteen requests for approval of preliminary plans, one request for working drawings, and one request to recognize scope change.

Mr. Tilton reported there were two 20-day notification letters. The first Item #10 for the California Youth Authority, El Paso de Robles facility for a new infirmary building. The 20-day notification letter for an augmentation was sent to the Legislature on May 22, 1998, without negative comment.

Mr. Tilton also reported the second 20-day notification letter Item #15 for California Community College, Fremont-Newark, Ohlone College, for an instructional computing building. The 20-day notification letter for a scope change was sent to the Legislature on April 23, 1998, without negative comment.

Mr. Tilton noted that staff recommends approval of the consent calendar, Items #1 through #19.

**A motion was made by Mr. Rogers to adopt the consent calendar to approve Agenda Items #1 through #19. The motion was unanimously approved by a 3-0 vote.**

### **ACTION ITEMS:**

Mr. Tilton reported that there were no action items.

### **OTHER BUSINESS:**

Mr. Tilton reported that there were no items of other business.

### **NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is scheduled for July 10, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:03 a.m.

## CONSENT ITEMS

### CONSENT – ITEM 1

**DEPARTMENT OF GENERAL SERVICES (1760)**

**ENERGY ASSESSMENTS**

**DEPARTMENT OF CORRECTIONS (5240)**

**CALIFORNIA CORRECTIONAL INSTITUTION, TEHACHAPI**

Energy Service Contract #5300.02

*Authority: Governmental Code Section 15814.12*

**a. Approve Energy Service Contract**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 1

Department Of General Services, Energy Assessments, Department of Corrections,  
California Correctional Institution, Tehachapi

#### Action Requested

**The requested action will provide approval of an Energy Service Contract for this project.**

#### Scope Description

The California Correctional Institution at Tehachapi will implement twelve energy conservation projects. These projects involve various lighting system retrofits; heating, ventilation and air conditioning improvements; mechanical system controls; and an electric substation.

The lighting projects consist of installing electronic ballasts and lamps, installing motion sensors, converting incandescent fixtures to compact fluorescent lamps, and converting exit signs to light emitting diode fixtures. The Heating Ventilating and Air Conditioning projects involve installing new radiant heaters and thermostats; a new boiler economizer; heat recovery system; heating hot water coil, and new temperature controls. New insulation will also be installed on steam, condensate, heating hot water, domestic hot water, and chilled water pipes. Mechanical system controls include installing variable frequency drives on fan and pump motors and controlling the motors using direct digital control. A 66 kV electric substation will be purchased and installed to take advantage of the utility's lower rate for electric service at higher voltages.

The estimated cost for implementing the energy conservation measures is \$4,371,000, with a projected annual savings of \$748,000. The simple payback is 5.87 years.

#### Funding and Project Cost Verification

**This project is within cost.** The cost of the project is \$5,255,000. Total project savings are estimated at \$748,000 annually. The contract payments will begin on August 15, 2001 and end on August 15, 2013. The estimated annual contract payment will be \$622,000 based on a true interest cost of 7.76 percent. The total of the contract payments is \$8,086,000, which includes bond overhead, interest, cost of issuance, contract administration and other project costs.

\$5,255,000 total estimated project cost: \$4,371,000 for design and construction (to be offset by \$333,000 in expected interest to be earned during construction) and \$1,217,000 for bond overhead, cost of issuance, and contract administration

\$4,371,000 to be allocated: construction \$3,005,000 (\$2,808,000 contract, \$197,000 contingency); A&E at \$365,000; other project costs \$1,001,000

#### CEQA

N/A

#### Project Schedule Summary

**The project schedule is as follows:**

Approve working drawings: September 1998

Complete construction: July 2001

**Staff Recommendation: Approve Energy Service Contract.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 2**

**DEPARTMENT OF GENERAL SERVICES (1760)**

**REAL ESTATE SERVICES DIVISION**

**DEPARTMENT OF CORRECTIONS (5240)**

**LOS ANGELES RECEPTION CENTER SITE**

**LOS ANGELES COUNTY**

Sale of Surplus Land

*Authority: Chapter 695/92, Section 41*

**a. Approve resolution**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 2

Department of General Services, Real Estate Services Division,  
Department of Corrections, Sale of Surplus Land

#### Action Requested

**The requested action will adopt a resolution to approve the conveyance by the Director of General Services of an option to the City of Los Angeles to purchase a portion of certain unimproved surplus State-owned property located at 2425 E. Washington Boulevard, Los Angeles, County of Los Angeles.** The City will have two years to exercise its option to purchase some 15.5 acres of the larger parcel comprised of approximately 20-acres.

The remaining 4.5± acres is needed by the Alameda Corridor Transportation Authority for roadway purposes. The Authority is in the process of appraising the 4.5 acres and will be opening negotiations with the State in the near future. When an agreement has been reached with the Authority, Real Estate Services Division (RESA) will submit the second transaction to the State Public Works Board for approval.

#### Scope Description

The Department of General Services has legislative authority to dispose of surplus State property as identified by specific departments. The Department of Corrections has determined that its property at 2425 E. Washington Boulevard in Los Angeles is no longer required by the Department. In the event the City of Los Angeles exercises its option, it will pay the State fair market value as determined by an appraisal prepared by RESA February 19, 1998. RESA recommends approval of this Option Agreement and eventual conveyance to the City of Los Angeles.

#### CEQA

N/A

**Staff Recommendation: Approve resolution.**

## CONSENT ITEMS

### CONSENT – ITEM 3

**DEPARTMENT OF GENERAL SERVICES (1760)  
REAL ESTATE SERVICES DIVISION  
DEPARTMENT OF MILITARY (8940)  
LOS ANGELES ARMORY SITE - AZUSA, LOS ANGELES COUNTY**

*Authority: Chapter 303/95, Item 8940-301-001(2)  
Chapter 162/96, Item 8940-301-0001  
Chapter 282/97, Item 8940-301-0001(2), 70.52.010  
[Chapter 282/97, Item 8940-301-0890(2)]*

**a. Modify previous Board action**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 3

Department of General Services, Real Estate Services Division, Department of Military,  
Los Angeles Armory Site, Azusa

#### Action Requested

**The requested action will modify the previous Board action from approving the administrative settlement of fee interest in the surface rights of entry for the 1990 mineral rights of the same parcel, to approving the administrative settlement for the 1990 mineral rights to Parcel 9613.**

#### Scope Description

**This project is within scope.** The project consists of a 84,153 gross square foot two-story armory building. The building will have space for an assembly hall, classrooms, offices, locker rooms, vaults, administration, and all necessary functional and support areas. Adjacent to the main building will be a 5,000 square foot pre-engineered building for storage, and facilities for washing and fueling vehicles.

### Funding and Project Cost Verification

**This project is within cost.** Study and preliminary plans and acquisition funds are available through Chapter 162/96, Item 8940-301-0001. Construction funds are available through Chapter 282/97, Item 8940-301-0001(2); 70.52.010. Total estimated construction cost is \$13.245 million as outlined below.

\$6,975,000	funding in place including federal trust funds
\$13,245,000	proposed funding necessary including federal trust funds
0	
\$20,220,000	total estimated project cost
0	
\$1,000,000	previously transferred for preliminary plans
\$5,405,000	previously transferred for land acquisition
\$13,815,000	to be allocated: working drawings \$570,000; construction \$13,245,000
0	(\$11,636,000 contract, \$582,000 contingency, \$1,027,000 project management/inspection/other)

### CEQA

A Notice of Determination was filed with the State Clearinghouse August 12, 1997, the waiting period expired on September 11, 1997.

### Project Schedule

The project schedule is as follows: Escrow is expected to close and the property transferred to the State in June, 1998:

Approve working drawings:	November 1998
Complete construction:	June 2000

### Other

This action would clarify the previous action to reflect that the 1990 mineral rights have been settled rather than the surface rights of entry for the 1990 mineral rights.

**Staff recommendation:      Modify previous Board action.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 4**

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)**  
**PORTERVILLE DEVELOPMENTAL CENTER, TULARE COUNTY**  
Emergency Security Improvements

*Authority: Chapter 928/97, (AB 1571)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 4

Department of Developmental Services, Porterville Developmental Center,  
Emergency Security Improvements

#### Action requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** This project will install a 16 ft high security fence with anti-climb mesh, complete with sally port, guard control building, gates, modification to the existing security fence, modification to the alarm system, and site work.

#### Funding and Cost Verification

**This project is within cost.**

\$1,390,000 total estimated project cost

\$106,000 previously allocated for preliminary plans

\$1,284,000 to be allocated: working drawings \$93,000; construction \$1,191,000 (\$1,042,000 contracts, \$73,000 contingency, A&E at \$76,000)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 8, 1997, the waiting period expired on January 7, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 1998

Complete construction: March 1999

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 5

**DEPARTMENT OF MENTAL HEALTH (4440)**  
**PATTON STATE HOSPITAL, SAN BERNARDINO COUNTY**  
R&T (EB) Building, Fire/Life/Safety Improvements

*Authority: Chapter 282/97, Item 4440-301-0001(5)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of Mental Health, Patton State Hospital, Receiving and Treatment (EB) Building,  
Fire/Life/Safety Improvements

#### Action Requested

**The requested action will provide approval of preliminary plans.**

#### Scope Description

**The project is within scope.** The scope of the proposed project provides for upgrading the EB Building to comply with current fire/life/safety codes and reclaim unusable space for patient program and support functions. The three story, 135,000 square foot EB Building includes six patient housing/treatment units, and core hospital support services including admissions, pharmacy, and medical clinics.

The project has been developed to correct current code deficiencies and extend the useful life of the EB Building

#### Funding and Project Cost Verification

**The project is within cost.**

\$7,255,000 total estimated project cost

\$179,000 previously allocated for preliminary plans

\$7,076,000 to be allocated: working drawings \$418,000; construction \$6,658,000 (\$5,455,000 contracts, \$382,000 contingency, A&E at \$821,000)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 6, 1997, the waiting period expired on December 11, 1997.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	November 1998
Complete construction:	January 2000

**Staff Recommendation:**    **Approve preliminary plans. Withhold release of working drawing funds pending approval of 1998/99 budget.**

## CONSENT ITEMS

### CONSENT – ITEM 6

#### DEPARTMENT OF MENTAL HEALTH (4440)

#### NAPA STATE HOSPITAL, NAPA COUNTY

Security Improvements, Bid Package 2 – Visitor Center

*Authority: Chapter 282/97, Item 4440-301-0001(3) Security Improvements  
Chapter 282/97, Item 4440-011-0001 20.20(b) Landscape Improvements  
Chapter 282/97, Item 4440-301-0001(1) Earthen Berm*

#### a. Approve preliminary plans

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of Mental Health, Napa State Hospital, Security Improvements,  
Bid Package 2 – Visitor Center

#### Action Requested

**The requested action will provide approval of preliminary plans for bid package 2 for this project.**

#### Scope Description

**This project is within scope.** This project provides for security improvements, landscaping and a berm for Napa State Hospital. The project consists of two bid packages. This request is for items delineated in bid package 2.

Bid Package 1: Includes installation of 7,350 lf of new 16 ft high security fence with 20” to 30” razor wire, eleven guard houses , sally port, audio fence protection system, area lighting, and closed circuit television monitoring system, 4,600 lf of 10 ft wide access (patrol) road, 86,000 sf paved parking. Also included in bid package 1 are landscaping improvements and the installation of an earthen berm. Demolition as required is included in this project.

Bid Package 2: Includes installation of a 7,200 sf visitor building and a 450 sf child care module.

### Funding and Project Cost Verification

**This project is within cost.**

\$6,863,000 total estimated project cost

\$871,000 project costs previously allocated: (\$218,000 preliminary plans for bid package 1 and 2; \$218,000 working drawings for bid package 1; \$185,000 for berm; \$250,000 for landscaping)

\$4,700,000 to be allocated: bid package 1

\$1,292,000 bid package 2: working drawings \$67,000; construction \$1,225,000 (\$1,058,000 contract, \$53,000 contingency, A&E at \$114,000)

### CEQA

The Notice of Determination was filed on April 13, 1998, the waiting period expired on May 14, 1998.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	<u>Bid Package 1</u> February 1998	<u>Bid Package 2</u> August 1998
Complete construction:	January 1999	July 1999

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 7

#### DEPARTMENT OF CORRECTIONS (5240)

#### SAN DIEGO COUNTY

Family Foundations-San Diego

*Authority: Chapter 63, Statutes of 1994*

#### a. Approve preliminary plans

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of Corrections, Family Foundations-San Diego

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**The project is within scope.** The Family Foundations Program's function is to provide an alternative sentencing program for pregnant women or women with children six years of age or younger who have been sentenced to a State prison and who have an established history of substance abuse, and who meet other specified criteria. The statutes directed the California Department of Corrections to target for selection four areas in different counties with a population of over 450,000 people. A fifth site was added under Chapter 373, 1995 Statutes. The authorizing statutes appropriated \$15 million from the 1990 General Obligation bond funds for site acquisition, design, construction and equipment for multiple facilities. Depending on land acquisition costs, and possible unknown conditions, it is estimated that three facilities can be constructed within the \$15 million appropriation. The Department has successfully sited two facilities, one in Santa Fe Springs, Los Angeles County, and one in San Diego, San Diego County. The process to acquire two acres in Fresno County is underway. A separate submittal will be made for the Fresno site and any subsequent sites.

The building will be a 28,600 square foot, one-story, newly constructed wood structure. An outdoor area for parking and a recreation/activities area will be approximately 48,000 square feet. A maximum of 75 residential occupants, comprised of women and their children, will reside in the building. The parcel size is approximately two acres. The building will include several activity area components: Administration/Reception/Intake, Program and Treatment, Childcare, Kitchen and Dining and Housing. An outdoor yard will provide fenced recreation and play area for infants, toddlers, older children, and a leisure area for adults.

#### Funding and Project Cost Verification

**The project is within cost.**

\$15,000,000 funding in place: \$15,000,000 1990 PCF.

0

\$4,945,000 total project cost: Santa Fe Springs site (See Submittal I, approved on May 9, 1997)

\$10,055,000 appropriation balance

0

\$4,561,000 total project cost: San Diego site

\$888,000 recognized projectwide costs to date for acquisition \$320,000; preliminary plans \$120,000; project administration \$170,000; equipment \$185,000; and agency retained \$93,000

\$3,673,000 recognized design package costs to date for: working drawings \$172,000; construction \$3,501,000 (\$3,259,000 contract, \$163,000 contingency, A&E at \$79,000)

\$5,494,000 balance available for 3<sup>rd</sup> site

#### CEQA

N/A

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 1998

Completed construction: January 2000

**Staff Recommendation: Approve preliminary plans and release working drawing funds.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 8**

**DEPARTMENT OF THE YOUTH AUTHORITY (5460)**  
**HEMAN G. STARK YOUTH CORRECTIONAL FACILITY, SAN BERNARDINO**  
**COUNTY**  
Master Key System

*Authority: Chapter 282/97, Item 5460-301-0001(16)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of the Youth Authority, Heman G. Stark Youth Correctional Facility, Master Key System

#### Action Requested

**The requested action will provide approval of preliminary plans.**

#### Scope Description

This project will replace approximately 3,500 existing locking devices with interchangeable detention grade system through out the facility.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,149,000 total estimated project cost

\$50,000 funds previously allocated for preliminary plans

\$1,099,000 to be allocated: for working drawings \$93,000; construction \$1,006,000 (\$868,000 contract, \$43,000 contingency, A&E at \$95,000)

#### CEQA

The Notice of Exemption was filed with the State Clearinghouse on April 13, 1998, the waiting period expired on May 18, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	August 1998
Complete construction:	February 2000

**Staff Recommendations: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 9**

**DEPARTMENT OF THE YOUTH AUTHORITY (5460)**

**N. A. CHADERJIAN YOUTH CORRECTIONAL FACILITY, SAN JOAQUIN COUNTY**  
Security Upgrade, Phase II

*Authority: Chapter 282/97, Item 5460-301-0001(6)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of the Youth Authority, N. A. Chaderjian Correctional Facility, Security Upgrade

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

The project consists of security upgrades - Phase II, security upgrades, closed circuit TV at interior fence, detection system for no-man zone and automated paging and annunciation system.

#### Funding and Project Cost Verification

**This project is within cost.**

\$352,000 funding in place

\$352,000 total estimated project cost

\$352,000 funds previously allocated: preliminary plans \$14,000; working drawings \$22,000; construction \$316,000 (\$285,000 contract, \$22,000 contingency, A&E at \$9,000)

#### CEQA

This Project meets CEQA compliance requirements.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	June 1998
Complete construction:	December 1998

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 10

**DEPARTMENT OF YOUTH AUTHORITY (5460)**  
**EL PASO de ROBLES SCHOOL, SAN LUIS OBISPO COUNTY**  
New Infirmary

*Authority: Chapter 303/95, Item 5460-301-746(4)*  
*Chapter 282/97, Item 5460-301-0660(2)*

<b>a. Augment working drawings</b>	<b>\$56,000</b> <b>(19.9%)</b>
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**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

Department of Youth Authority, El Paso de Robles School, New Infirmary

#### Action Requested

**The requested action will augment working drawings.**

#### Scope Description

**The project is within scope.** The project consists of constructing a one story infirmary building and related site improvements. The infirmary includes a waiting area, medical examination and treatment area, a dental treatment area, office spaces and a ward overnight treatment area.

#### Funding and Project Cost Verification

**The project is not within cost.** Chapter 303/95, Item 5460-301-746(4) appropriated funds of \$94,000 for preliminary plans and funds of \$190,000 for working drawings. Chapter 282/97, Item 5460-301-0660(2) appropriated funds of \$2,650,000 for construction. Based upon the draft conceptual estimate No. 6443-2, dated May 5, 1998, the total estimated project cost is \$2,968,000.

Construction bids were initially received for this project on January 22, 1998. However, all of the eight bids received (ranging from \$2,554,000 to \$3,004,000) exceeded the State's estimate of \$2,274,000. CYA and DGS/RESA decided to reject all bids, value engineer the project, and re-bid the project. The bids were officially rejected on February 5, 1998. A 20-day letter was sent to the Legislature on May 22, 1998.

\$2,968,000 total estimated project cost

\$262,000 previously allocated: preliminary plans \$94,000; working drawings \$168,000

\$2,650,000 to be allocated: construction \$2,275,000 contract; \$114,000 contingency; A&E at \$241,000; ARI-Guarding costs \$20,000 at CCCI 3496

\$56,000 proposed funding necessary to augment working drawings

#### CEQA

Notice of Exemption approved November 1995.

#### Project Schedule

**The proposed project schedule is as follows:**

Approve working drawings: October 1998

Complete construction: March 2000

**Staff Recommendation: Approve augmentation of working drawings.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 11**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**CALIFORNIA MARITIME ACADEMY, VALLEJO COUNTY**  
Seismic Upgrade-Campuswide

*Authority: Chapter 282/97, Item 6610-301-0658(35)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

California State University, California Maritime Academy, Seismic Upgrade-Campuswide

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** This project will structurally strengthen all required campus buildings to bring them in conformance with the CSU Seismic Review Board standards. The retrofits will address seismic safety weakness by the addition of new steel movement frames, strengthening concrete columns, adding tie downs and brace frames to buildings campuswide that have been identified as deficient and address the apparent soil liquefaction potential of the campus site.

#### Funding and Project Cost Verification

**This project is within cost.**

\$4,040,000 total estimated project cost

\$254,000 project costs previously allocated: preliminary plans

\$3,786,000 to be allocated: working drawings \$195,000; construction \$3,591,000 (\$2,977,000 contracts, \$298,000 contingency, and \$316,000 project administration) at CCCI 3496

#### CEQA

A categorical exemption was filed with the State Clearinghouse on March 27, 1998, the waiting period expired on April 27, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	August 1998
Complete construction:	May 2000

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 12**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**CALIFORNIA STATE UNIVERSITY, LONG BEACH**  
**LOS ANGELES COUNTY**  
Peterson Hall Addition

*Authority: Chapter 282/97, Item 6610-301-0658(15)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 12

California State University, Long Beach, Peterson Hall Addition

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** This project will provide a new 54,827 asf science building to house chemistry and bio-chemistry laboratories. It will accommodate a 233 fte lab and 46 faculty offices.

#### Funding and Project Cost Verification

**This project is within cost.**

\$31,421,000 total estimated project cost

\$715,000 previously allocated: preliminary plans

\$30,706,000 to be allocated: working drawings \$713,000; construction \$26,344,000 (\$22,728,000 contracts, \$1,137,000 contingency, \$2,091,000 project administration, \$388,000 landscaping) CCCI 3496; equipment \$3,649,000 at EPI 2475

#### CEQA

A categorical exemption was filed with the State Clearinghouse on March 30, 1998, the waiting period expired on May 29, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	April 1999
Complete construction:	September 2002

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 13**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**FULLERTON, ORANGE COUNTY**  
Seismic Upgrade, Langsdorf Hall

*Authority: Chapter 282/97, Item 6610-301-0658(9)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 13

California State University, Fullerton, Seismic Upgrade, Langsdorf Hall

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** This project will strengthen the outside edges and inside corners of the L-shaped walls of the tower building, strengthen the interior shear walls at the stair shaft in the 3-story building and add steel braced frame in the 9th floor.

#### Funding and Project Cost Verification

**This project is within cost.**

\$4,022,000 total estimated project cost

\$100,000 project costs previously allocated: preliminary plans

\$3,922,000 to be allocated: working drawings \$158,000; construction \$3,764,000 (\$3,216,000 contract, \$225,000 contingency, \$323,000 project administration) at CCCI 3496

#### CEQA

A categorical exemption was recorded at the State Clearinghouse on April 3, 1998, the waiting period expired on May 4, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 1998

Complete construction: December 1999

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 14**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**SAN FRANCISCO STATE UNIVERSITY**  
**SAN FRANCISCO COUNTY**  
Renovate Hensill Hall (Seismic)

*Authority: Chapter 282/97, Item 6610-301-0658(25)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

California State University, San Francisco, Renovate Hensill Hall (Seismic)

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** This project will seismically upgrade Hensill Hall and correct health and safety deficiencies throughout the building. In addition, the project will renovate the sea water system, the green house and the lab areas.

#### Funding and Project Cost Verification

**This project is within cost.**

\$18,676,000 total estimated project cost

\$437,000 previously allocated: preliminary plans

\$18,239,000 to be allocated: working drawings \$478,000; construction \$16,930,000 (\$14,600,000 contracts, \$1,014,000 contingency, \$1,316,000 project administration at CCCI 3496); and equipment \$831,000

#### CEQA

A notice of Exemption was filed with the State Clearinghouse on February 2, 1998, the waiting period expired on March 4, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	April 1999
Complete construction:	November 2001

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 15**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**FREMONT-NEWARK COMMUNITY COLLEGE DISTRICT**  
**OHLONE COLLEGE, ALAMEDA COUNTY**  
Instructional Computing Building

*Authority: Chapter 282/97, Item 6870-301-0658(00)*

- a. Recognize scope change**
- b. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 15

California Community Colleges, Instructional Computing Building, Ohlone College

#### Action Requested

**The requested action will recognize a scope change, approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is not within scope.** The building provides for construction of 32,520 asf including 24,510 asf laboratories for business, computer science, humanities, mathematics, and interdisciplinary studies; (music and drafting have been removed from the project and replaced by other CIS laboratory usage) 4,874 asf for offices and meeting rooms, and 3,136 asf for data processing. Music lab was removed from this project because it requires amplified space and is not compatible with computer lab use. Drafting Technology required more space so the program moved to another building and combined with similar space which the district will remodel. These two areas are no longer part of this project. The exchange for other Computer Information Science lab space does not affect the project cost or scope. A 20-day letter was sent to the Legislature on April 23, 1998 without comment.

#### Funding and Cost Verification

**This project is within cost.**

\$11,442,000    total estimated cost

\$435,000        previously allocated for preliminary plans

\$11,007,000    to be allocated: working drawings \$415,000; construction \$10,592,000  
(\$9,534,000 construction contracts, \$485,000 contingency, \$191,000  
construction management, \$382,000 A&E/T&I) at CCCI 3496

#### CEQA

This project is in compliance with CEQA. The EIR was completed in March 1994.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	October 1998
Complete construction:	July 2000



**Staff Recommendation:**     **Recognize a scope change, approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 16**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**CONTRA COSTA COMMUNITY COLLEGE DISTRICT**  
**DIABLO VALLEY COLLEGE, CONTRA COSTA COUNTY**  
Business Language Building

*Authority: Chapter 282/97, Item 6870-301-0658(19)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 16

California Community Colleges, Diablo Valley College, Business Language Building

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project provides for construction of a 19,849 asf building which will include classrooms, laboratories and instructional support spaces for business, multi-media, language, and hotel/restaurant management disciplines.

#### Funding and Project Cost Verification

**The project is within cost.**

\$5,529,000 total estimated project cost

\$175,000 previously allocated for preliminary plans

\$5,354,000 to be allocated: working drawings \$246,000; construction \$5,108,000 (\$4,577,000 contracts, \$229,000 contingency, \$92,000 construction management, \$210,000 A& E/T&I) at CCCI 3496

#### CEQA

This project is in compliance with CEQA. A negative declaration for this project was filed May 6, 1998, the waiting period expired on June 5, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 1998

Complete construction: January 2000

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 17**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
CONTRA COSTA COMMUNITY COLLEGE DISTRICT  
DIABLO VALLEY COLLEGE, CONTRA COSTA COUNTY**  
Library Building Addition

*Authority: Chapter 282/97, Item 6870-301-0658(20)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 17

California Community Colleges, Diablo Valley College, Library Building Addition

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project includes the remodel of 9,533 asf of the existing library as well as the addition of 10,145 asf to the library for multi-media, instructional and instructional support and study space.

#### Funding and Project Cost Verification

**This project is within cost.** The current project estimate is \$3,000 over cost, however, the district will value engineer the project at the working drawing stage to bring the project within budget.

\$4,314,000 total estimated project cost

\$122,000 previously allocated for preliminary plans

\$4,192,000 to be allocated: working drawings \$201,000; construction \$3,991,000 (\$3,587,000 contracts, \$195,000 contingency, \$209,000 A&E/T&I) at CCCI 3496

#### CEQA

This project is in compliance with CEQA. A categorical exemption for this project was filed on April 2, 1998, the waiting period expired on May 1, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	August 1998
Complete construction:	December 1999

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 18**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**GAVILAN JOINT COMMUNITY COLLEGE DISTRICT**  
**GAVILAN COLLEGE, SANTA CLARA COUNTY**  
Health Occupations Building

*Authority: Chapter 282/97, Item 6870-301-0658(29)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 18

California Community Colleges, Gavilan College, Health Occupations Building

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawings funds.**

#### Scope Description

**This project is within scope.** The project will provide for construction of a new 6,658 asf building which will include 5,588 asf laboratories for health occupations, and 1,070 asf for faculty and administration offices including a work room and study area.

#### Funding and Project Cost Verification

**The project is within cost.**

\$2,504,000 total estimated project cost

\$82,000 previously allocated for preliminary plans

\$2,422,000 to be allocated: working drawings \$96,000; construction \$2,326,000 (\$2,123,000 construction contracts, \$106,000 contingency, and \$97,000 A&E/T&I) at CCCI 3496

#### CEQA

The project is in compliance with CEQA. The Notice of Determination was filed with the State Clearinghouse on April 15, 1998, the waiting period expired on May 15, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: January 1999

Complete construction: March 2000

**Staff Recommendations: Approve preliminary plans and release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 19**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**WEST VALLEY-MISSION COMMUNITY COLLEGE DISTRICT**  
**MISSION COLLEGE, SANTA CLARA COUNTY**  
Learning Resource Center

*Authority: Chapter 282/97, Item 6870-301-0658(91)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 19

California Community Colleges, Mission College, Learning Resource Center

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project will construct two new buildings which will add 27,431 asf for library services and telecommunications. Specifically, the project will provide: 1,845 asf for teaching laboratories; 1,082 asf for offices; 20,185 asf for library space; 2,905 asf for telecommunication; and 1,414 asf for meeting rooms and storage.

#### Funding and Project Cost Verification

**The project is within cost.**

\$8,218,000     total estimated project cost

\$215,000     previously allocated for preliminary plans

\$8,003,000     to be allocated: working drawings \$383,000; construction \$7,620,000 (\$6,875,000 contracts, \$344,000 contingency, \$138,000 construction management, \$263,000 A&E/T&I) at CCCI 3496

#### CEQA

This project is in compliance with CEQA. A negative declaration based on a 1973 EIR was filed on April 13, 1998, the waiting period expired on May 12, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	September 1998
Complete construction:	January 2000

**Staff Recommendation:     Approve preliminary plans and release of working drawing funds.**

## REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON  
Administrative Secretary